

E A S E M E N T

WHEREAS, GENERAL DYNAMICS CORPORATION, a Delaware corporation, herein referred to as Owner/Grantor, is the owner of:

Lots 4, 5, 6 and 7, Block 21, Industrial Addition to Seattle, King County, Washington;

and

WHEREAS, HARRY RUSSAK, JOSEPH RUSSAK and SIDNEY RUSSAK, and the respective marital communities of which they are component members, herein called Russak, are the owners of all or a portion of:

Lots 8, 9 and 10 of said Block 21, Industrial Addition to Seattle, King County, Washington;

and

WHEREAS, the property of Russak abuts the property of Owner/Grantor in that the north end of the Russak property abuts and meets the south end of the Owner/Grantor property; and

WHEREAS, said Russak desire to cause a building or buildings to be erected and constructed upon all or a portion of their property above described, and to cause said building or buildings to be served with a railroad spur track to protrude into the Russak property and upon the southerly portion thereof for the purpose of spotting cars; and

WHEREAS, in order to do so it is necessary that Russak obtain and that General Dynamics Corporation as Owner/Grantor grant an easement over and across a triangular piece of the south 30 feet of the General Dynamics Corporation property, 2 feet in width at the southerly end thereof, tapering to a point 30 feet northerly of said southerly boundary at the southwest corner of the existing building in order that there be the required 8-1/2 feet for use for said railroad spur;

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of One (\$1.00) Dollar in hand paid to and received by General Dynamics Corporation, said corporation as Owner/Grantor does hereby transfer and grant unto said Russak an easement for ingress and egress for railroad spur track and frog location upon and across the following portions of the property of Owner/Grantor, to wit:



Commencing at a point 2 ft. East of the Southwest corner of said Owner, and extending thence along the Southerly boundary thereof in a Westerly direction 2 ft. to the point of said Southwest corner, thence North at right angles along the Easterly boundary of Ohio Avenue a distance of 30 ft.; thence Southeasterly to the point of beginning, comprising a triangle 2 ft. in width at the Southerly boundary thereof, tapering to a point 30 ft. to the North of the Southerly boundary of said easement strip.

As a condition and restriction upon said easement said Russak shall not in any manner, other than as provided by this easement agreement, occupy or utilize the easement strip nor adversely interfere with or affect the use and enjoyment of the property of Owner/Grantor and shall not permit railroad cars to be spotted in front of the easement strip at any time.

Russak agrees, on behalf of their heirs, successors, assigns to indemnify and hold Owner/Grantor harmless from all claims and obligations arising from the occupancy and utilization of the easement strip and all expenses in connection therewith.

This easement shall be binding upon the parties, their heirs, successors and assigns; and at all times the center of the nearest set of tracks shall be at least 6-1/2 feet from the southwest corner of General Dynamics Corporation property so as to assure that the nearest side of freight cars will be 2 to 3 feet west of said southwest corner.

In the event that the easement is not used for a period of two years it shall automatically revert to Grantor/Owner, and Grantor/Owner may file the quit-claim deed executed together with this conveyance without further notice to those holding the easement.

The easement tract is demarked upon the attached sketch by cross-hatched lines.

SIGNED at Chicago, Illinois, this 23rd day of April 1964.

GENERAL DYNAMICS CORPORATION

By _____

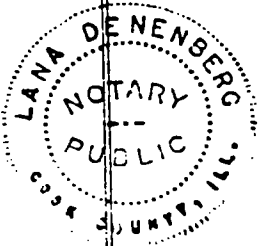
Title Vice President of U.S.
Operations



STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

On this 23rd day of April, 1964, before me, the undersigned, a Notary Public in and for the State of Illinois, duly commissioned and sworn, personally appeared L. F. Davaney, Vice President of U.S. Operation of GENERAL DYNAMICS CORPORATION, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS MY HAND and official seal hereto affixed the day and year in this certificate above written.



Lana Denenberg

Notary Public in and for the State
of Illinois, residing at Chicago,
Illinois.

COOK COUNTY CLERK'S OFFICE

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GENERAL DYNAMICS CORPORATION November 2, 1960
Liquid Carbonic Division, as Successors to

THE LIQUID CARBONIC CORPORATION, a Delaware Corporation,

Property description

Lots 4, 5, 6 and 7,
Block 21, Industrial Addition,

PER 7 2 10 1960

for and in consideration of a permit to construct a side sewer to connect these premises at a grade less than the minimum grade of (2%) two per cent required by Ordinance No. 82321, as amended, of the City of Seattle,

do hereby agree to indemnify and save harmless the City of Seattle from all future damages resulting from such connection.

THIS AGREEMENT shall be a covenant running with the land and shall be binding upon all parties and their heirs and assigns forever.

IN WITNESS WHEREOF I hereunto set my hand and seal the day and year first above written.

GENERAL DYNAMICS CORPORATION
Liquid Carbonic Division

Vice President

STATE OF WASHINGTON)
COUNTY OF KING) SS.

On this _____ day of _____, 19____, personally appeared before me

_____, to me known to be the individual described in and who executed the within instrument and acknowledged that _____ signed and sealed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for the State
of Washington, residing at _____

CHICAGO

STATE OF WASHINGTON)
COUNTY OF KING) SS.

On this 25 day of November, 1960, before me personally appeared

J. A. Edwards

to me known to be the

Vice President of the corporation that executed the within instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and each on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for the State
of Washington, residing at _____
CHICAGO

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